



Implementation

Corridor-Wide Implementation Issues

- 1. Create an Implementation Task Force (Planning, ADA, Mayor's office)**
- 2. Implement the Campbellton TAD (include catalyst sites)**
- 3. Pre-designate areas for UEZ**
- 4. Seek ADA's assistance in land assembly for catalyst projects**
- 5. Embrace the Beltline TAD/Proactively Market Opportunities to Development Community**
- 6. Focus on the Future of Fort McPherson**
- 7. Rezone key sites to support land use mix and implement Quality-of-Life design standards**

City of Atlanta Quality of Life Zoning

Neighborhood Commercial (NC)

- Protect existing neighborhood-oriented commercial
- Improve pedestrian environment (through building form & streetscape standards)
- Preserve traditional & pedestrian scaled buildings
- Place reasonable controls on larger scale development

Multi-Family Residential (MR)

- Provide for MF residential development that is compatible with SF neighborhood
- Allow for limited neighborhood serving commercial
- Improve pedestrian environment (through building form & streetscape standards)
- Provide for public parks & open space

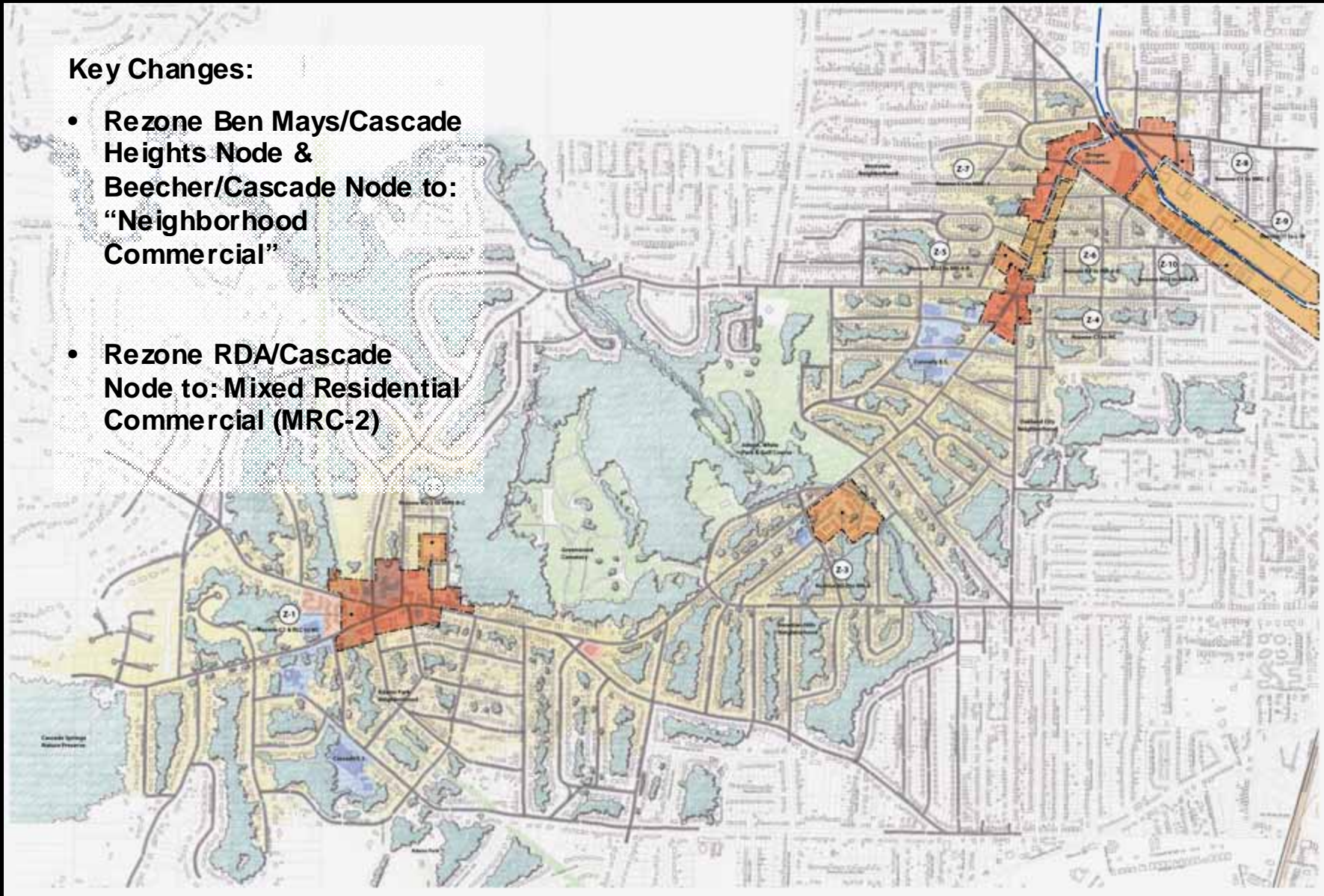
Mixed Residential Commercial (MRC)

- Encourage infill & redevelopment in traditionally commercial areas with a mix of residential & commercial uses
- Improve pedestrian environment (through building form & streetscape standards)
- Encourage a grid of connected streets to improve access
- Provide for public parks & open space

Cascade: Proposed Zoning

Key Changes:

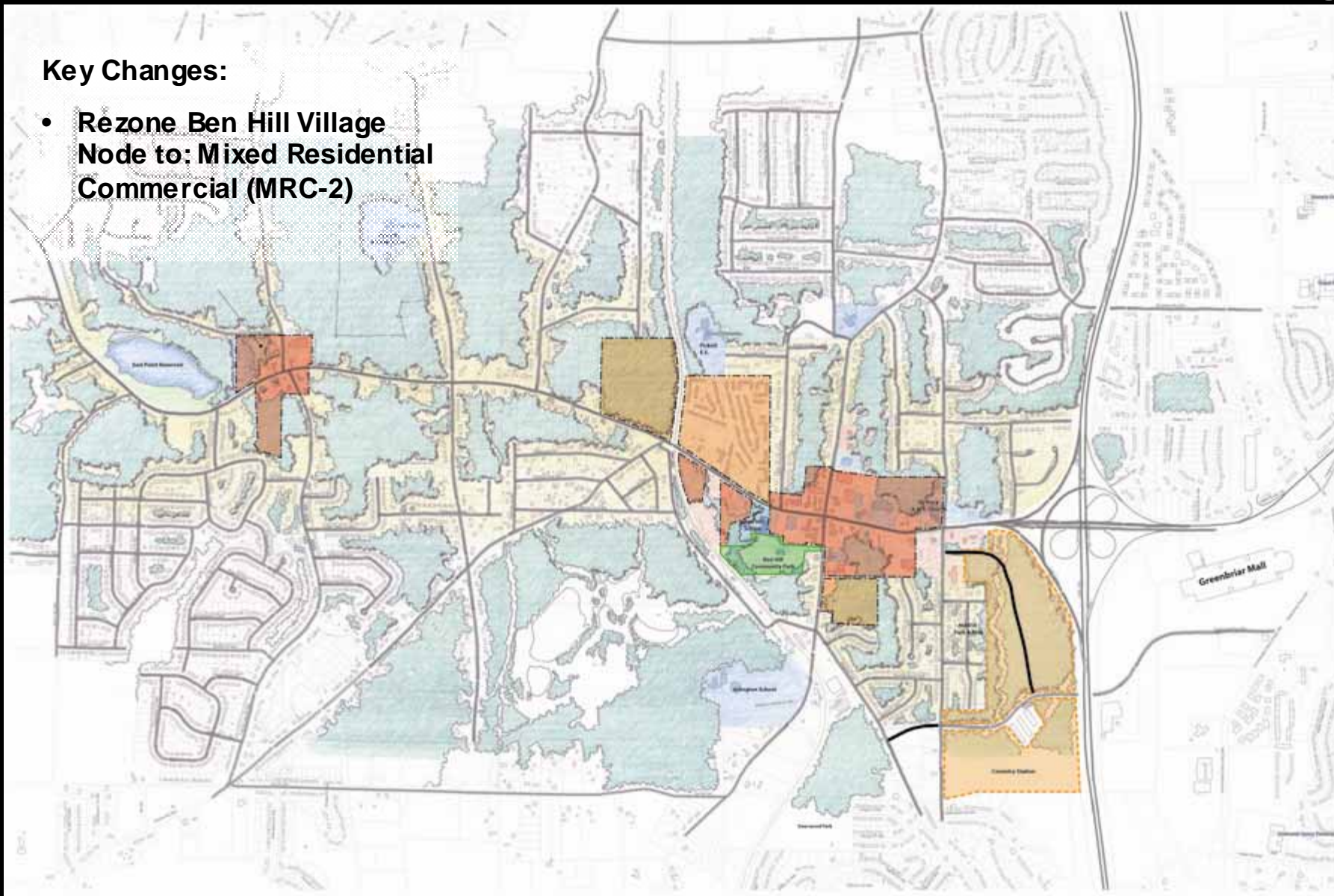
- Rezone Ben Mays/Cascade Heights Node & Beecher/Cascade Node to: “Neighborhood Commercial”
- Rezone RDA/Cascade Node to: Mixed Residential Commercial (MRC-2)



Campbellton West: Proposed Zoning

Key Changes:

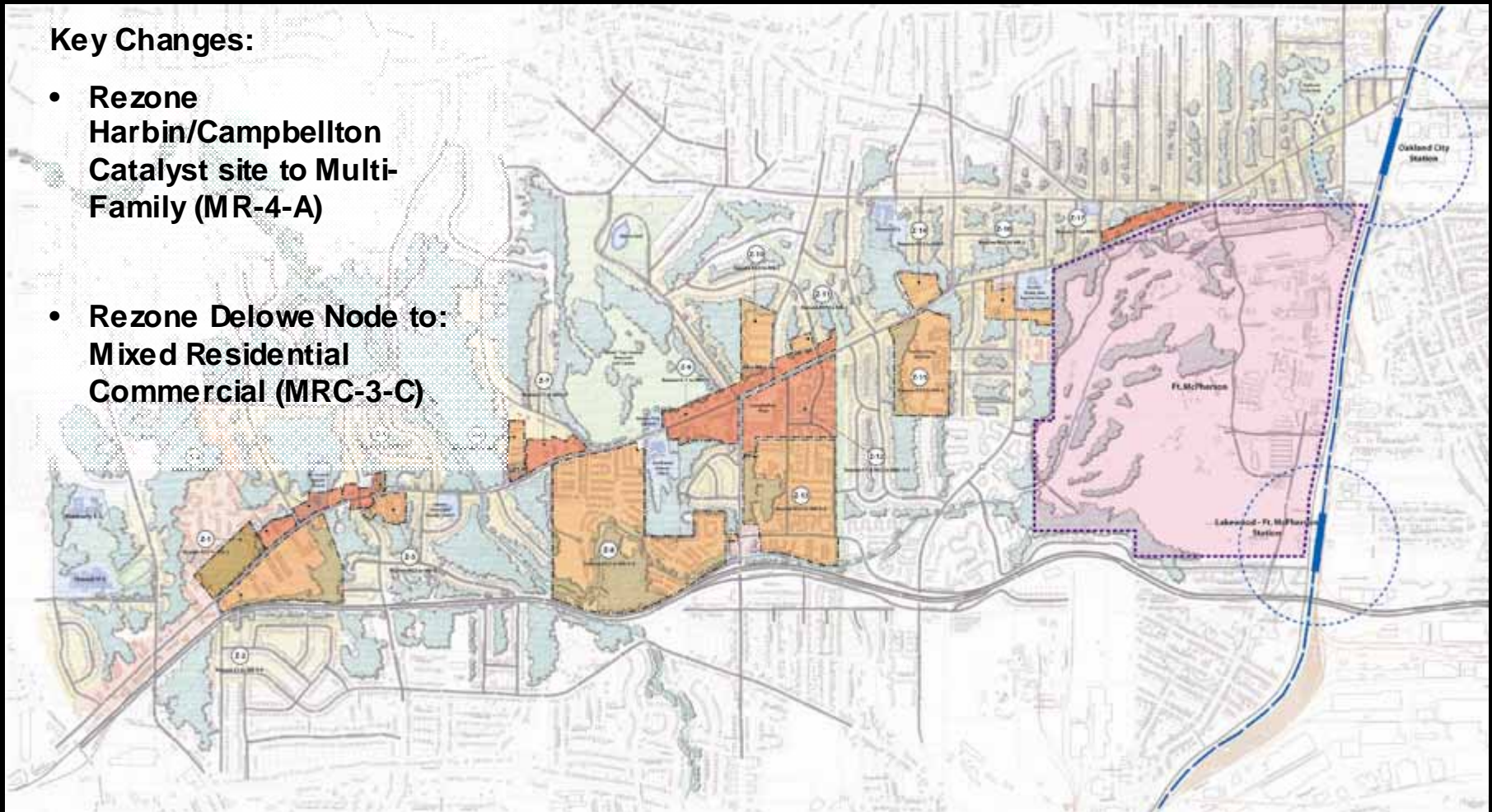
- Rezone Ben Hill Village Node to: Mixed Residential Commercial (MRC-2)



Campbellton East: Proposed Zoning

Key Changes:

- Rezone Harbin/Campbellton Catalyst site to Multi-Family (MR-4-A)
- Rezone Delowe Node to: Mixed Residential Commercial (MRC-3-C)



Summary of Big Issues:



Cascade Avenue:

- Study/test the “3-lane” Traffic calming concept
- Revitalization of neighborhood commercial nodes (Ben Mays & Beecher)
- Neighborhood Traffic Calming
- Support Redevelopment @ Beltline with new network connections to alleviate Cascade/RDA



Campbellton East:

- Downsize planned 5-lane widening to “3-lane” concept (saves money that can be used elsewhere in the corridor)
- Redevelopment & mixed use intensification @ Delowe with new street network & open space
- Redevelopment @ Harbin with new residential (converting underutilized commercial into mixed residential neighborhood)



Campbellton West:

- Evaluate 4-lane concept w/median west of Butner (work with GDOT to refine concept)
- Redevelopment & mixed use intensification @ Fairburn & Barge
- Plan for new network connections a residential development occurs between County Line Rd. & Butner